

PB# 90-29

GENE LOIS

4-2-2

Approved 9/5/90

General Receipt 11394

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of August Associates, Inc. May 17 19 90
\$ 25.00
Twenty-five and 00 DOLLARS
For Planning Board Application Dec # 90-29

DISTRIBUTION

FUND	CODE	AMOUNT
CE # 191		25.00

By Pauline D. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 11395

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Town Clerk May 17 19 90
\$ 750.00
Seven Hundred Fifty and 00 DOLLARS
For P.B. # 90-29 Site Plan Escrow

DISTRIBUTION

FUND	CODE	AMOUNT
CE # 190		750.00

By Joan Zappolo
Deputy Comptroller
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 11603

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Received of Nid-Nudson Contractors Supply Corp. Sept 4 19 90
\$ 100.00
One Hundred and 00 DOLLARS
For P.B. # 90-29 Site Plan Approval

DISTRIBUTION

FUND	CODE	AMOUNT
CE # 32174		100.00

By Pauline D. Townsend
Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

No. 90-29

March 27, 1991

Received from Rent - All Center

Seven Hundred Fifty ⁰⁰/₁₀₀ ————— Dollars

Site Plan Bond

\$750.00 *Plan*

★ WILSON-JONES CO. N.E.A.

Myra Mason, Secretary for the P.B.
Town of New Windsor

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/11/91

PAGE: 1

LISTING OF PLANNING BOARD FEES
Site Plan Bond

FOR PROJECT NUMBER: 90-29

NAME: LOIS, GENE SITE PLAN

APPLICANT: AUGUST ASSOC., INC. (GENE LOIS)

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
03/27/91	SITE PLAN BND POSTED	PAID		750.00	
06/07/91	MEMO: WORK COMPLETE	CHG	0.00		
		TOTAL:	0.00	750.00	-750.00

Please issue a check in
the amount of \$750.00 to:

August Associates, Inc.
P.O. Box 829
Wappingers Falls, N.Y. 12590



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

- ☐ **Main Office**
45 Quassaick Ave. (Route 9W)
New Windsor, New York 12553
(914) 562-8640
- ☐ **Branch Office**
400 Broad Street
Milford, Pennsylvania 18337
(717) 296-2765

7 June 1991

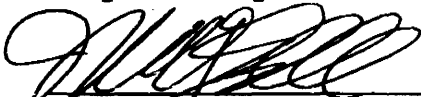
MEMORANDUM

TO: Myra Mason, Planning Board Secretary
FROM: Mark J. Edsall, P.E., Planning Board Engineer
SUBJECT: GENE LOIS (RENT-ALL) SITE PLAN
NEW WINDSOR PLANNING BOARD 90-29
RELEASE OF SITE PLAN BOND

Please be advised that on 6 June 1991 I performed a follow-up site inspection with Building Inspector Mike Babcock. All items previously noted as being incomplete appear to have been completed.

By copy of this memorandum to the Town Comptroller I am recommending that the Site Plan Completion Bond be released to the Applicant, upon request.

Respectfully submitted,



Mark J. Edsall, P.E.
Principal

MJEss

cc: Lawrence Reis, Town Comptroller

a:rent-all.ss

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/04/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-29

NAME: LOIS, GENE SITE PLAN

APPLICANT: AUGUST ASSOC., INC. (GENE LOIS)

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/16/90	SITE PLAN MINIMUM	PAID		750.00	
09/04/90	P.B. ENGINEER FEES	CHG	280.00		
		TOTAL:	280.00	750.00	-470.00

Please issue a check in the
Amount of \$470.00 to:

August Assoc. Inc.

P.O. Box 829

Wappingers Falls, N.Y. 12590

Gave to L. Reis 9/4/90 (m)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/04/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-29

NAME: LOIS, GENE SITE PLAN

APPLICANT: AUGUST ASSOC., INC. (GENE LOIS)

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/16/90	APPLICATION FEE	CHG	25.00		
05/16/90	APPLICATION FEE	PAID		25.00	
09/04/90	SITE PLAN APPROVAL	CHG	100.00		
09/04/90	SITE PLAN APPROVAL	PAID		100.00	
		TOTAL:	125.00	125.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/04/90

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-29

NAME: LOIS, GENE SITE PLAN

APPLICANT: AUGUST ASSOC., INC. (GENE LOIS)

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
05/16/90	SITE PLAN MINIMUM	PAID		750.00	
09/04/90	P.B. ENGINEER FEES	CHG	280.00		
		TOTAL:	280.00	750.00	-470.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/22/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-29

NAME: LOIS, GENE SITE PLAN

APPLICANT: AUGUST ASSOC., INC. (GENE LOIS)

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
orig	05/17/90	MUNICIPAL HIGHWAY	08/14/90	SUPERSEDED BY REV1
orig	05/17/90	MUNICIPAL WATER	05/16/90	APPROVED
orig	05/17/90	MUNICIPAL SEWER	05/22/90	APPROVED
orig	05/17/90	MUNICIPAL SANITARY . NO INFORMATION REGARDING WASTE DISPOSAL	05/18/90	DISAPPROVED
orig	05/17/90	MUNICIPAL FIRE	05/21/90	APPROVED
orig	05/17/90	PLANNING BOARD ENGINEER	08/14/90	SUPERSEDED BY REV1
ORIG	05/17/90	O.C. PLANNING DEPT. . SIGNAGE DETAILS ARE LACKING -	06/18/90	APPROVED SEE REVIEW SHEET IN FILE
ORIG	07/10/90	O.C. DEPT. PUBLIC WORKS . SEE LETTER FROM O.C.D.P.W. IN FILE	07/10/90	APPROVED
REV1	08/14/90	MUNICIPAL HIGHWAY	/ /	
REV1	08/14/90	MUNICIPAL WATER	08/15/90	APPROVED
REV1	08/14/90	MUNICIPAL SEWER	/ /	
REV1	08/14/90	MUNICIPAL SANITARY	08/15/90	APPROVED
REV1	08/14/90	MUNICIPAL FIRE	08/20/90	APPROVED
REV1	08/14/90	PLANNING BOARD ENGINEER	/ /	



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 90-29
WORK SESSION DATE: 14 Aug 90 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: _____ REQUIRED: _____
PROJECT NAME: Gene Lois
PROJECT STATUS: NEW _____ OLD X
REPRESENTATIVE PRESENT: Lina (Shan) ; Gene Lois
TOWN REPS PRESENT: BLDG INSP. Deio
FIRE INSP. Beb
ENGINEER X
PLANNER _____
P/B CHMN. _____
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

separate permit for business sign
(not submitted as part of this app)

OK for
8/22/90

90-29



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

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WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

new

TOWN OF New Windsor P/B # _____

WORK SESSION DATE: 3 Jan '90 APPLICANT RESUB.
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: _____

PROJECT NAME: Gene Lois Site Plan

PROJECT STATUS: NEW ☒ OLD _____

REPRESENTATIVE PRESENT: Gene Shaw;

TOWN REPS PRESENT: BLDG INSP. ☒
FIRE INSP. ☒
ENGINEER ☒
PLANNER ☒
P/B CHMN. ☒
OTHER (Specify) _____

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

Tool rental. Van. Ave/800
PI. - close to use #17 by rt.
- some outside storage -
Design; call some detail
info on front storage.
capac of propane tank.
print detail
drainage -
App'l box
Resub 1/24



RECEIVED

JUL 07 1990

#8920

SHAW ENGINEERING

COUNTY OF ORANGE
Department of Public Works

ROUTE 17M, P.O. BOX 509, GOSHEN, NEW YORK 10924-0509
TEL: (914) 294-7951 FAX: (914) 294-1661

Mary M. McPhillips
County Executive

Louis J. Cascino, P.E.
Commissioner

July 6, 1990

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

RE: New Windsor Rental Facility
Union Ave./Temple Hill Road
Town of New Windsor

Dear Mr. Schiefer:

We have reviewed the above subdivision and County Department of Public Works approval is hereby granted under the provisions of Section 239-k of the General Municipal Law. Therefore, it is now referred back to your Board for action and/or approval.

A highway work permit under Section 136 of the Highway Law shall be secured from this office prior to any site preparation or construction.

ADDITIONAL COMMENTS

We concur with your Board on the one-way access from the Facility to CR-69, Part 1.

Very truly yours,

William E. Duggan
William E. Duggan
Senior Engineer

WED/ljl

cc: Shaw Engineering, Attn: Gregory J. Shaw, P.E.

PERM 42i (5/88)

STATE OF NEW YORK — DEPARTMENT OF TRANSPORTATION



23343

Permit Fee \$ 25.00
Ins. Fee \$ 2.50
Total Received \$ 27.50

Permit No. 08-90-3343
Est. Compl. Date 07/31/91

Check or M.O. No. 31863

HIGHWAY WORK PERMIT

SH No. 9457

Liability Insurance

Deposit Rec. for \$ 1000.00

Policy No. N/A

Expiring

Check or M.O. No. 31862

Disability Benefit Coverage

Dated 07/02/90

Policy No. N/A

Permittee: EUGENE LOIS, AUGUST ASSOC., INC.
P.O. BOX 829
WAPP. FALLS, NY 12590

Charge to Bond No. (\$ 0.00)

or Undertaking on File
Workmen's Compensation
Policy No. N/A

att:

Billing Address:
(Complete if different from above)

Return of Deposit Made Payable to:
(Complete if different from Permittee)

Under the provisions of the Highway Law or Vehicle & Traffic Law, permission is hereby granted to the permittee to:

A HIGHWAY ENTRANCE ONTO RT. 300 IN THE TOWN OF NEW WINDSOR. ENTRANCE WIDTH + 30'.

ALL DISTURBED AREAS WITHIN STATE ROW ARE TO BE TOPSOILED, SEEDED, AND MULCHED.

THE PERMITTEE IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC. IN ADDITION, ANYBODY WORKING IN THE RIGHT OF WAY IS REQUIRED TO WEAR A HARD HAT AND A REFLECTIVE SAFETY VEST.

County — ORANGE

Municipality — NEW WINDSOR

Route # — 300

as set forth and represented in the attached application at the particular location or area, or over the routes as stated therein, if required; and pursuant to the conditions and regulations whether, general or special, and methods of performing work, if any; all of which are set forth in the application and form of this permit.

Dated at
Date Signed 07/27/90

Commissioner of Transportation

By MICHAEL J. NICHOLAS

IMPORTANT

This permit, with application and drawing (or copies thereof) attached shall be placed in the hands of the contractor before any work begins.

NOTICE: Before work is started and upon its completion, the permittee absolutely must notify the Resident Engineer,

WILLIAM BAIN
(914) 562-4020

112 DICKSON STREET
NEWBURGH, NEW YORK 12550

UPON COMPLETION OF WORK AUTHORIZED, THE FOLLOWING WILL BE COMPLETED AND SIGNED BY THE PERMITTEE AND DELIVERED TO THE RESIDENT ENGINEER.

Work authorized by this Permit was completed on (Date) _____

Refund of deposit or return of bond or reduction of amount charged against bond or deposit on file for this permit whichever is appropriate, is requested:

Date _____

PERMITTEE

AUTHORIZED AGENT (IF ANY)

Upon acceptance of work performed as satisfactorily completed, the Resident Engineer will sign the following and forward to the Regional Office.

Work authorized by this Permit has been satisfactorily completed and is accepted. (Reverse side of this form must be completed).

Date _____

RESIDENT ENGINEER

The Regional Office will forward this form to the Main Office with the appropriate box checked.

To : HIGHWAY PERMIT SECTION:

- ☐ Refund of Deposit on this Permit is authorized.
- ☐ Return of Bond furnished for this Permit is authorized.
- ☐ Amount charged against Blanket Bond for this permit may be cancelled.
- ☐ Retain Bond for future permits.

Date _____

REGIONAL TRAFFIC ENGINEER

The issuing authority reserves the right to suspend or revoke this permit, at its discretion without a hearing or the necessity of showing cause, either before or during the operations authorized.

The Permittee will cause an approved copy of the application to be and remain attached hereto until all work under the permit is satisfactorily completed, in accordance with the terms of the attached application. All damaged or disturbed areas resulting from work performed pursuant to this permit will be repaired to the satisfaction of the Department of Transportation.

Upon completion of the work within the state highway right-of-way, authorized by the work permit, the person, firm, corporation, municipality, or state department agency, and his or its successors in interest, shall be for maintenance and repair of such work as set forth within the terms and conditions of the work permit.

**PREVIOUS
DOCUMENTS
IN POOR
ORIGINAL
CONDITION**

LOIS.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 20 August 1990
SUBJECT: Gene Lois Site Plan

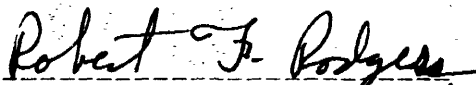
PLANNING BOARD REFERENCE NUMBER: PB-90-29
DATED: 15 August 1990

FIRE PREVENTION REFERENCE NUMBER: FPS-90-077

A review of the above referenced subject site plan was made this date.

This site plan is acceptable.

PLANS DATED: 26 June 1990.



Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC:M.E.

8-15-1990

Rev 1

AUG 15 1990

90-29

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Shaw Eng for the building or subdivision of
Gene Leis has been

reviewed by me and is approved ✓

~~disapproved~~ _____

~~If disapproved, please list reason~~

Water is available for this property

HIGHWAY SUPERINTENDENT

Steve H. Divo
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

Rev 1

AUG 15 1990

90-29

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY INSP.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒
Subdivision _____ as submitted by
Shaw Eng. for the building or subdivision of
Gene Lois has been
reviewed by me and is approved ☒
disapproved _____.

If disapproved, please list reason _____

Connection to main Sewer line shall require
Road Opening Permit, Saddle on main line, Sanitary
Permit.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lymon D. Masten Jr.

SANITARY SUPERINTENDENT

August 15, 1990

DATE



MARY McPHILLIPS
County Executive

90-29

Department of Planning
& Development
124 Main Street
Goshen, New York 10924
(914) 294-6151

PETER GARRISON Commissioner
VINCENT HARRISON Deputy Comm.

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Planning Board D P & D Reference No. NWT 21-90M

County I.D. No. 4 / 2 / 2

Applicant August Associates, Inc. (Gene Lois) Temple Hill Road

Proposed Action: Site Plan- existing bldg to be used for a tool rental & storage facility

State, County, Inter-Municipal Basis for 239 Review frontage/access to Route 300

Comments: 1. Signage details are lacking.

2. Consider automoblie/pedestrian linkage to abutting land uses. (ie. Roseto)

Related Reviews and Permits Orange County Dept. of Public Works and NYS Dept. of Transportation

County Action: Local Determination Disapproved Approved XXXXXXXX

Approved subject to the following modifications and/or conditions:

6-15-90

Date

6-18-90 @ CC: M.E.

Peter Garrison per CM.



90-29

COUNTY OF ORANGE
Department of Public Works

ROUTE 17M, P.O. BOX 509, GOSHEN, NEW YORK 10924-0509
TEL: (914) 294-7951 FAX: (914) 294-1661

Mary M. McPhillips
County Executive

Louis J. Cascino, P.E.
Commissioner

July 6, 1990

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, New York 12553

RE: New Windsor Rental Facility
Union Ave./Temple Hill Road
Town of New Windsor

Dear Mr. Schiefer:

SITE PLAN

We have reviewed the above ~~subdivision~~ and County Department of Public Works approval is hereby granted under the provisions of Section 239-k of the General Municipal Law. Therefore, it is now referred back to your Board for action and/or approval.

A highway work permit under Section 136 of the Highway Law shall be secured from this office prior to any site preparation or construction.

ADDITIONAL COMMENTS

We concur with your Board on the one-way access from the Facility to CR-69, Part 1.

Very truly yours,

William E. Duggan
William E. Duggan
Senior Engineer

WED/ljl

cc: Shaw Engineering, Attn: Gregory J. Shaw, P.E.

cc: M.E.

MAY 16 1960

DATE _____

CC; M.E.



COUNTY OF ORANGE
Department of Public Works

ROUTE 17M, P.O. BOX 509, GOSHEN, NEW YORK 10924-0509
TEL: (914) 294-7951 FAX: (914) 294-1661

Mary M. McPhillips
County Executive

Louis J. Cascino, P.E.
Commissioner

April 25, 1990

Shaw Engineering, P.C.
P.O. Box 2569
Newburgh, New York 12550

ATTN: Greg Shaw, P.E.

Re: Rent-All Center
(Formerly Strober-King)
Union Avenue, CR-69, Part 1
Town of New Windsor

Dear Mr. Shaw:

With respect to the referenced Project, kindly be advised that the County has no objection to the creation of a "controlled" access to Union Avenue. "Controlled" being defined as under the direct jurisdiction of the business firm and not to be utilized for "thru-traffic" purposes by the general public.

I forward copies of correspondence relative to access to the County Road System which may be of use to you.

Please contact me when you have the opportunity to review the matter.

Very truly yours,

William E. Duggan
William E. Duggan
Senior Engineer

WED/ljl

Encs.

RECEIVED
APR 27 1990

SHAW ENGINEERING
FILE #8920

cc: M.E.

LOIS, GENE SITE PLAN (90-29) ROUTE 300

Mr. Gregory Shaw of Shaw Engineering came before the Board representing this proposal.

MR. SHAW: This is the third time that this project has been presented before this Board. The first two times were informally and tonight is our formal application to the Board. This Board has had a site inspection of this facility. And if I can and very briefly, I will explain again what our proposal is.

There is an existing concrete block structure which was the former site of Strober King and was a moving van company.

MR. VAN LEEUWEN: You say again and you have been here three times.

MR. SHAW: Our proposal is to convert this building into a tool rental facility project that 50% of the people that utilize this type of facility would be homeowners, the other 50% would be contractors. This Board has had a site inspection, you have had some concerns. One of the concerns was the propane storage in the back. We have reduced the size of that storage from 1,000 gallons to 500 gallons. We have met with Mark Edsall and your fire inspector and the location of the fuel storage tank is acceptable to them. With respect to the gravel equipment and display area, we have reduced that also in size. That now is defined as 1550 square feet again that would exist of a 6 foot high chain link fence with rental equipment that would be stored in the front. I know the Board was particularly concerned about that. We have reduced the size from the equipment display area to 1550 square feet. The final point is access both on Temple Hill Road and Union Avenue. The Board directed me at the last meeting to talk to the DOT and talk to the county and find out how they felt about a dual access on the site. I met with Don Green and his position was very clear because the curb cut exists they really have no say with respect to the dual access so he is satisfied with the present curb cut and whatever decision the DPW makes on Union Avenue would be fine with him. We have talked to the County DPW myself personally I talked to Mr. Duggan and I'd like to present this letter to the Board under Mr. Duggan's signature where he goes on record as being, having no problem with a controlled access onto Union Avenue and I believe he defines controlled as not open for thru traffic and that the use would only be for the facility itself. So my request before this Board tonight is that you take lead agency status for this project, that the site plan be submitted out to the Orange County Department of Planning and also for the different Departments of New Windsor for recommendation back to this Board.

MR. VAN LEEUWEN: I'd like to make a motion that we declare this Board lead agency.

MR. MC CARVILLE: I will second the motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

MR. VAN LEEUWEN: I make a motion we declare this, we declare a negative declaration.

MR. MC CARVILLE: I will second it.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

MR. MC CARVILLE: When will the gate be opened and closed?

MR. SHAW: That gate would be open during normal business hours and it would be closed during nonbusiness hours. Again, I know the Board is concerned about thru traffic.

MR. DUBALDI: It is going to be a cut thru.

MR. SHAW: I don't think so. The cut thru is right here if this cut thru was removed two, three, four lots, I'd say there is going to be an advantage to cutting thru but seeing that you are only 200 feet from the intersection, I don't think there is much advantage to cutting through.

MR. MC CARVILLE: When they see the light turn orange, they will cut thru. During normal business hours, would that be both egress and access there or--

MR. SHAW: Yes.

MR. SCHIEFER: On both Temple Hill and Union Avenue?

MR. VAN LEEUWEN: How about making egress exit only.

MR. MC CARVILLE: It is one way or the other. It is going out or something that is bad you got a grade coming down there you got those gasoline tankers on that road and I know it is--

MR. EDSALL: At the work session, one of the reasons why they wanted that as an entrance with the deliveries, the maneuver because of the shape of the lot, they need to pull in head towards Temple Hill Road and then back into the rear area to load. He was really concerned in his discussions on how the trailers that deliver products will be able to maneuver on the site and get in the rear. That is something to keep in mind. He is suggesting that his deliveries will be from Union Avenue, they will pull in, pull parallel to the side and back into the rear and then exit in either direction. That was his concern because we had asked that question in the technical work session.

MR. SHAW: Geometrically it is an odd shaped parcel and the building isn't located in the most optimum area. The lot is not such that you can pull in one exit and pull back out that same exit.

MR. VAN LEEUWEN: We don't want people to use it as a cut thru, that is going to give your client a headache.

MR. SHAW: During nonbusiness hours it would be closed. During business hours, that is something he'd monitor very closely. It is not in his best interest to have people using it as a cut thru and I think during business hours, it wouldn't be--people would refrain from it. That is my personal opinion.

MR. EDSALL: The other comment we asked him about if it does become a short cut what was his opinion and he indicated that most people are going to cut thru are doing it because they are familiar and it becomes a habit. He'd get in the habit of closing the gate during the day to break people's habits of cutting through, open it for deliveries and after the problem goes away, he'd open it again.

MR. MC CARVILLE: Where is the trucks that are delivering wait for the gate on the highway?

MR. EDSALL: He knew when the deliveries would be, he hopes to leave it open, hopes he doesn't have a cut thru.

MR. MC CARVILLE: I don't like that. I don't like it at all. You have got a grade there, you have got--

MR. VAN LEEUWEN: You have got serious consideration there, no question about.

MR. MC CARVILLE: There is no curb cut there now is there?

MR. SHAW: No, none.

MR. MC CARVILLE: That is the way I'd like it.

MR. SHAW: I understand where you are coming from, Dan, we need access onto Union.

MR. MC CARVILLE: It's creating a dangerous situation in my opinion. I don't know if you have ever seen that grade, there is a grade here and three times last winter this was closed in here because of icy situations, this was closed before Ephiphany Hill was closed. And I just like the thoughts with the heavy tankers that we have got coming on the road with fuel in them. People elect to back in here from the highway which they will do rather than pulling in and backing around. It is to busy.

MR. DUBALDI: If I can just add that the Supervisor also is going to write a letter to the county and State about prohibiting trucks going on Union Avenue because of the dangerous situation on the hill.

MR. MC CARVILLE: That is under consideration.

MR. DUBALDI: Later on you are not going to be able to get trucks in there anyway. I just don't see trucks going on Union Avenue.

MR. SOUKUP: That may not be true because usually those exclude local delivery.

MR. SHAW: Yes, we have talked about this before it is critical that he has access on Union Avenue. Again, we are not putting up a building, that building exists, we are not creating this lot, it exists. You have a relatively small area in the front and back and to be able to utilize this site relying solely on one entrance it doesn't work. My client isn't under contract to buy this land, he owns it. He owns the facility as it exists today. If the Board--

MR. MC CARVILLE: Did it have a curb cut when he bought it?

MR. SHAW: No, it didn't.

MR. MC CARVILLE: That is the way the building is very simple, one way out with no left turn is about the extent of it.

MR. EDSALL: How about just in would may be no good either.

MR. MC CARVILLE: The in is the worst, you are making a left and

you have traffic coming down behind you.

MR. SHAW: Your concern is coming down this fashion and making a left into the site.

MR. MC CARVILLE: That is correct plus the option of backing into there from the highway which they will elect to do because that is going to be a tight space in there to begin with.

MR. SHAW: I don't know why they'd back in, why wouldn't they just pull in this fashion and back on the site into the storage area.

MR. MC CARVILLE: Where is the loading dock?

MR. SHAW: You have a small loading dock to the side to the, on the north side of the building. Again, it is equipment rental business, you are not going to have a large loading area, there is not going to be deliveries such as a manufacturer or distribution center would have.

MR. LANDER: Where's the evergreens going to go, not to get off Dan's subject here I saw it on this detailed sheet.

MR. SHAW: There are some existing plantings that are rather weak along Union Avenue. I said we can, we are going to substantially add to them. We are going to be planting white pines along the common property line between us and the deli. We will also be planting some white pines as they are not described as white pines they are described as shrubbery 18 to 24 inches high, 5 feet on center in front of the display area again to visually break-up that site.

MR. DUBALDI: You don't want them to see it from the road?

MR. SHAW: The equipment, yes, we do want to see it from the road. They are going to be 24 inches high so visually mitigates the visual impact. But yes, it doesn't screen the rental area.

MR. LANDER: But we want to screen the storage area in the back.

MR. SHAW: Yes, very heavily. I brought in pictures of the 6 foot high solid wood fence I have them with me. Again tonight if you want to look at them. Our intention is to put up the fence along Union Avenue, add to the evergreens that are on Union Avenue so visually you can't see into the facility through the fence and in time when the evergreens grow, it will in turn block the fence.

MR. LANDER: Your chain link fence is going to go between them, right?

MR. SHAW: Yes.

MR. MC CARVILLE: That is a graded area to the back, right, the storage area?

MR. SHAW: Correct.

MR. SCHIEFER: I think the only issue is the access on Union Avenue.

MR. SHAW: The County has gone on record that they don't have a problem with it. If the Board wants to limit it to one way we will have to live with that but to limit us just to Temple Hill Road, I think that is a little to much.

MR. SCHIEFER: One way would be exit only right, that would not--

MR. MC CARVILLE: Exit only.

MR. SCHIEFER: That would not eliminate the cut across.

MR. VAN LEEUWEN: Poll the Board.

MR. MC CARVILLE: It should be exit only with a right hand turn, no left hand turn because you are going not only across two lanes of traffic you are going across three that is where it breaks out to create the third lane for turning south on Route 300.

MR. SOUKUP: I got the impression that your client needs it for the loading, the truck movements, the access to the rear for equipment and such. Is that what you said before?

MR. SHAW: Correct.

MR. SOUKUP: Make it a remotely controlled gate for just trucks and loading vehicles and service vehicles only basically it stays closed, it can be put in as a sliding gate. It can be remotely controlled and you can use it very conveniently and quickly with respect to trucks. Most of the time it stays closed.

MR. DUBALDI: Where are the trucks going to wait while somebody is opening the gate?

MR. VAN LEEUWEN: That will take a couple seconds.

MR. SOUKUP: Some of them will come in off of Temple Hill, not all of them will come in the back.

MR. LANDER: Then you are going to have standing areas?

MR. SOUKUP: If it is an exit, then you have no trouble.

MR. SHAW: Why don't we make it an exit.

MR. SOUKUP: The idea is to make it available to you for operation not leave it open full time.

MR. MC CARVILLE: It should be an exit, I agree with what Vince is saying you are going to get cut thru there.

MR. SCHIEFER: That will eliminate cut thru and standing area.

MR. VAN LEEUWEN: And if he has got a big truck that has got to back up into the corner he can still pull in there and back into that corner.

MR. SOUKUP: We don't want trucks jackknifing or making a U-turn off Union Avenue.

MR. SHAW: Our trucks aren't the concern, our concern is the rental of equipment that would be on a lowboy maybe a cement mixer they pull a car in, you'd hitch the lowboy, the cement mixer and the lowboy to the back of the car and you take it to your house for a Saturday afternoon, bring it back, it is that type of movement.

MR. SOUKUP: Eight by eight lowboy?

MR. SHAW: Yes, this isn't an operation where you are going to have 10 ten wheelers coming through. It is more people that have a car that have a lowboy attached to it to haul equipment.

MR. VAN LEEUWEN: For years they have been using that as an exit, okay, and I have watched the county block it off and put bushes and everything else. I am sure you have too. I think if you use it as a controlled situation.

MR. SCHIEFER: Control exit only, anyone have any objection?

MR. DUBALDI: Right and left?

MR. SOUKUP: If it is controlled exit only let them wait for the break in traffic. And the normal condition is that the gate will be closed and it will be marked exit only.

MR. SHAW: I will discuss that with my client.

MR. EDSALL: For the record, our very efficient secretary, Myra, has sent this to the county already so County Planning is aware of it. Did you do anything with the public hearing determination if you wanted one or not?

MR. SCHIEFER: No.

MR. VAN LEEUWEN: I make a motion we waive the public hearing.

MR. SOUKUP: I will second it.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Dubaldi	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye
Mr. McCarville	Aye

ORANGE COUNTY DEPARTMENT OF PLANNING
APPLICATION FOR MANDATORY COUNTY REVIEW
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 90-29

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date _____

☒ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name August Associates, Inc. (Gene Lois)
Address P.O. Box 829 - Wappingers Falls, NY 12590

3. Applicant*: Name _____

Address _____

* If Applicant is owner, leave blank

4. Location of Site: East side of Temple Hill Rd. - 300' From the Intersection of Temple Hill & Union St.
(street or highway, plus nearest intersection)

Tax Map Identification: Section 4 Block 2 Lot 2

Present Zoning District P1 Size of Parcel 0.991 ± Acres

5. Type of Review:

Special Permit: _____

Variance: Use _____

Area _____

Zone Change: From _____ To _____

Zoning Amendment: To Section _____

Subdivision: Number of Lots/Units _____

Site Plan: Use Existing Bldg. to be used for a tool Rental & Storage facility

5-17-90

Date

Nypal Mason, Secretary for the Planning Board
Signature and title

LOIS.PB

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
DATE: 21 May 1990
SUBJECT: Gene Lois Site Plan

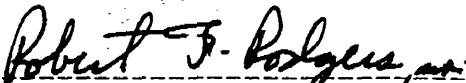
PLANNING BOARD REFERENCE NUMBER: PB-90-29
DATED: 16 May 1990

FIRE PREVENTION REFERENCE NUMBER: FPS- 90-048

A review of the above referenced site plan was conducted on 18 May 1990.

This site plan is approved.

PLANS DATED: 16 May 1990


Robert F. Rodgers; CCA
Fire Inspector

RR:mr
Att.

✓
CC: H.E.

90 - 29

MAY 16 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~SANITARY Insp.~~,
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval ☒

Subdivision _____ as submitted by

Shaw Engineering for the building or subdivision of

Tool Rental & Storage Facility for Gene Lois has been

reviewed by me and is approved _____,

disapproved ☒ _____.

If disapproved, please list reason _____

No information regarding Waste Disposal

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Luman D. Mastenfe

SANITARY SUPERINTENDENT

May 18, 1990

DATE

✓
CC: H.E.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP.,
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW
FORM:

The maps and plans for the Site Approval _____

Subdivision _____ as submitted by

Shaw Eng. for the building or subdivision of
Gen. Lewis - August Assoc. has been

reviewed by me and is approved ☒

disapproved _____

If disapproved, please list reason _____

There is water servicing this area.

HIGHWAY SUPERINTENDENT

Shaw D. Shaw
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.

Licensed in New York,
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE**

not

TOWN OF NEW WINDSOR P/B # -
WORK SESSION DATE: 15 MAY 1990 APPLICANT RESUB.
REAPPEARANCE AT W/S REQUESTED: REQUIRED:
PROJECT NAME: Gene Lorb
PROJECT STATUS: NEW OLD
REPRESENTATIVE PRESENT: Greg, Lisa, Gene Lorb
TOWN REPS PRESENT: BLDG INSP. X
FIRE INSP. X
ENGINEER X
PLANNER
P/B CHMN.
OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

*Myra
send copy to
OC Planning
as soon as*

retail.
show 1000 gal LP. ant. → 500
on 8+8 sign & detail
use A-17
internal line Retention.
remove "retail"
details
sign loc & detail
app'l box
lighting
\$1750 w/crow
40 ft² total
12 hr
possible agenda
5/23

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,
OR LOT LINE CHANGE APPROVAL

1. Name of Project Site Plan for Gene Lois
Gene Lois
2. Name of Applicant August Assoc., Inc. Phone (914) 297-4843
Address P.O. Box 829 Wappinger Falls, N.Y. 12590
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record August Associates, Inc. Phone (914) 297-4843
Address P.O. Box 829 Wappinger Falls, N.Y. 12590
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Gregory Shaw, PE Phone (914) 561-3695
Address 744 Broadway, P.O. Box 2569 Newburgh, N.Y. 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Lester Rosenbaum Phone 962-4400
Address Rail Road Avenue, Yorktown Heights, N.Y. 10598
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Gregory J. Shaw, P.E. Phone (914) 561-3695
(Name, _____)
7. Location: On the East side of Temple Hill Road
(Street)
(N.Y.S. Rt. 300) 300⁺ feet from the intersection
(Direction)
of Temple Hill Road and Union Avenue (County Road No. 69)
(Street)
8. Acreage of Parcel 0.991⁺ AC 9. Zoning District PI
10. Tax Map Designation: Section 4 Block 2 Lot 2
11. This application is for Site Plan approval

YAKSUS AYONEW
New York State Office of Planning
The Planning Board
County of Dutchess
Commission Expires Feb. 28, 1981

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name N/A

13. List all contiguous holdings in the same ownership N/A
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

STATE OF NEW YORK

Gene Lois being duly sworn, deposes and says
that he resides at P.O. Box 201 Lagrangeville, N.Y. 12540
in the County of Dutchess and State of New York
and that he is (the owner in fee) of August Associates, Inc.

(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
Gregory J. Shaw, P.E. to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

16 day of May 1990

Wendy A. Gursky
Notary Public

WENDY A. GURSKY
Notary Public, State of New York
No. 4748481
Qualified in Dutchess County
Commission Expires Feb. 28, 1992

X Gene Lois
(Owner's Signature)

X Gene Lois
(Applicant's Signature)

X Pres.
(Title)

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Mr. Gene Lois, August Assoc., Inc.	2. PROJECT NAME Site Plan for Gene Lois
3. PROJECT LOCATION: Municipality <u>Town of New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) Project is located between Union Avenue (County Road No. 69) and Temple Hill Road (N.Y.S. Rt 300) approximately 300 LF southeast of their intersection.	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Project will utilize an existing building for the operation of a tool rental and storage facility.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.991[±]</u> acres Ultimately <u>0.991[±]</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: Project is bounded on three sides by a Planned Industrial (PI) Zone in which the uses include both commercial and industrial. The North side is bounded by a Residential (R-4) Zone.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No <u>N/A</u>	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Gregory J. Shaw, P.E.</u> Date: <u>May 16, 1990</u> Engineer for the Applicant	
Signature: <u><i>Gregory J. Shaw</i></u>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

PART II--ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.67 If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
☐ Yes ☐ No If Yes, explain briefly

PART III--DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board

Name of Lead Agency

Carl E. Scheifer

Print or Type Name of Responsible Officer in Lead Agency

Chairman

Title of Responsible Officer

Gregory J. Shaw, P.E.

Signature of Responsible Officer in Lead Agency

Signature of Project (if different from responsible officer)

May 16, 1990

Date

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Gene Lois, August Associates, Inc., deposes and says that he
resides at P.O. Box 201 Lagrangeville, N.Y. 12540
(Owner's Address)

in the County of Dutchess

and State of New York

and that he is the owner in fee of _____

Section 4 Block 2 Lot 2

which is the premises described in the foregoing application and
that he has authorized Gregory J. Shaw, P.E.
to make the foregoing application as described therein.

Date: May 16, 1990-

Gene Lois
(Owner's Signature)

Wendy A. Gurney
(Witness' Signature)

WENDY A. GURNEY
Notary Public, State of New York
No. 4748491
Qualified in Dutchess County
Commission Expires Feb. 28, 1992

TOWN OF NEW WINDSOR PLANNING BOARD
SITE PLAN CHECKLIST

ITEM

- | | |
|--|---------------------------------------|
| 1. <u>X</u> Site Plan Title | 29. <u>X</u> Curbing Locations |
| 2. <u>X</u> Applicant's Name(s) | 30. <u>X</u> Curbing Through |
| 3. <u>X</u> Applicant's Address(es) | Section |
| 4. <u>X</u> Site Plan Preparer's Name | 31. <u>X</u> Catch Basin Locations |
| 5. <u>X</u> Site Plan Preparer's Address | 32. <u>X</u> Catch Basin Through |
| 6. <u>X</u> Drawing Date | Section |
| 7. <u>X</u> Revision Dates | 33. <u>X</u> Storm Drainage |
| 8. <u>X</u> AREA MAP INSET | 34. <u>X</u> Refuse Storage |
| 9. <u>X</u> Site Designation | 35. <u>X</u> Other Outdoor Storage |
| 10. <u>X</u> Properties Within 500 Feet | 36. <u>N/A</u> Water Supply |
| of Site | 37. <u>N/A</u> Sanitary Disposal Sys. |
| 11. <u>X</u> Property Owners (Item #10) | 38. <u>N/A</u> Fire Hydrants |
| 12. <u>X</u> PLOT PLAN | 39. <u>N/A</u> Building Locations |
| 13. <u>X</u> Scale (1" = 50' or lesser) | 40. <u>X</u> Building Setbacks |
| 14. <u>X</u> Metes and Bounds | 41. <u>N/A</u> Front Building |
| 15. <u>X</u> Zoning Designation | Elevations |
| 16. <u>X</u> North Arrow | 42. <u>N/A</u> Divisions of Occupancy |
| 17. <u>X</u> Abutting Property Owners | 43. <u>N/A</u> Sign Details |
| 18. <u>X</u> Existing Building Locations | 44. <u>X</u> BULK TABLE INSET |
| 19. <u>X</u> Existing Paved Areas | 45. <u>X</u> Property Area (Nearest |
| 20. <u>X</u> Existing Vegetation | 100 sq. ft.) |
| 21. <u>X</u> Existing Access & Egress | 46. <u>X</u> Building Coverage (sq. |
| | ft.) |
| <u>PROPOSED IMPROVEMENTS</u> | 47. <u>X</u> Building Coverage (% |
| 22. <u>X</u> Landscaping | of Total Area) |
| 23. <u>N/A</u> Exterior Lighting | 48. <u>X</u> Pavement Coverage (Sq. |
| 24. <u>X</u> Screening | Ft.) |
| 25. <u>X</u> Access & Egress | 49. <u>X</u> Pavement Coverage (% |
| 26. <u>X</u> Parking Areas | of Total Area) |
| 27. <u>X</u> Loading Areas | 50. <u>N/A</u> Open Space (Sq. Ft.) |
| 28. <u>X</u> Paving Details | 51. <u>N/A</u> Open Space (% of Total |
| (Items 25-27) | Area) |
| | 52. <u>X</u> No. of Parking Spaces |
| | Proposed. |
| | 53. <u>X</u> No. of Parking |
| | Required. |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: _____

Licensed Professional
Gregory J. Shaw, P.E.

Date: May 16, 1990

**ADJACENT PROPERTY OWNERS
TO LANDS OF GENE LOIS**

**TOWN OF NEW WINDSOR, NY
SECTION 4 - BLOCK 2 - LOT 2**

May 16, 1990

**Shaw Engineering
744 Broadway
Newburgh, NY 12550**

NAME	SECTION	BLOCK	LOT
Roseto Nicholas RR1 Thorn Lot Road Stockholm, N.J. 07460	4	2	1
Licari Rita 478 Union Avenue New Windsor, N.Y. 12550	4	2	3.11
Picard Howard J. III and Carole D. 70 Wells Road Newburgh, N.Y. 12550	4	2	3.12
Hecht Eugene and Elaine 13 Ona Lane New Windsor, N.Y. 12550	4	2	3.13
Fischer Lt. Col. Susan and Mark J. 608 La Salle Circle Bellevue, NE 68005	4	2	3.14
Automotive Brake Co. of Newburgh Inc. 300 Temple Hill Road New Windsor, N.Y. 12550	4	2	3.21
Orange County Industrial c/o Y W C A 565 Union Avenue New Windsor, N.Y. 12550	4	2	3.222
Anthony Granuzzo DBA Gamma Realty Lincoln Road Putnam Valley, N.Y. 10579	4	2	10.12
Crowley Foods Inc. P.O. Box 549 Binghamton, N.Y. 13902	4	3	10.5
The Coca-Cola c/o Charles J. Smith 20 Horseneck Lane Greenwich, Ct. 06830	4	3	10.21
Anthony Granuzzo DBA Gamma Realty Lincoln Road Putnam Valley, N.Y. 12550	4	3	10.4

NAME	SECTION	BLOCK	LOT
Gomez Joseph A. and Marie 26 Clarkview Road New Windsor, N.Y. 12550	6	1	14
Van Voorhis Raphael J. and Carol M. 28 Clarkview Road New Windsor, N.Y. 12550	6	1	15
Jennings Richard C. and Patricia C. 30 Clarkview Road New Windsor, N.Y. 12550	6	1	16
Petro Jr. James and Deborah 32 Clarkview Road New Windsor, N.Y. 12550	6	1	17
Infante Madeline and Philip 602 Union Avenue New Windsor, N.Y. 12550	6	1	18
Casalimuoovo Dominick and Rose 606 Union Avenue New Windsor, N.Y. 12550	6	1	19
Scaglione Domenico Road #2 Temple Hill Road New Windsor, N.Y. 12550	6	1	20
Ossmann Eileen C. Twin Arch Road Washingtonville, N.Y. 10992	6	1	21
Simpson Harry M. and Dorothy Box #941 Newburgh, N.Y. 12550	6	1	22
Ramirez Jose 618 Union Avenue New Windsor, N.Y. 12550	6	1	23
Brismer Eleanor R. Richard Jr. and Michael Box #2013 Newburgh, N.Y. 12550	6	1	24.1

NAME	SECTION	BLOCK	LOT
Grismer Eleanor P.O. Box #2013 Newburgh, N.Y. 12550	6	1	24.2
Ronsini Mario and Ruth 630 Union Avenue New Windsor, N.Y. 12550	6	1	25
Rossi Olympia 52 Balmville Road Newburgh, N.Y. 12550	6	1	26.3
Ronsini Nicholas 322 Temple Hill Road New Windsor, N.Y. 12550	6	1	26.4
Angeloni Americo and Rose 326 Temple Hill Road-Rd#2 New Windsor, N.Y. 12550	6	1	27
Ronsini Jr. Nicholas A. and Juanita 322 Temple Hill Road New Windsor, N.Y. 12550	6	1	32
Ronsini Sr. Nicholas A. and Rose 322 Temple Hill Road New Windsor, N.Y. 12550	6	1	33
Muratore Luigi M. and Anna 27 Clarkview Road New Windsor, N.Y. 12550	6	5	40
Huebner Edward R. Jr. and Jean A. 29 Clarkview Road New Windsor, N.Y. 12550	6	5	41
Porath Harold A. and Vera C. 31 Clarkview Road New Windsor, N.Y. 12550	6	5	42

TAX MAP SECTION
4

SCALE: 1" = 500'

10

• 55.3A (C)

SEE SECTION 6

1" = 100'

PROJECT
SITE

441

42
18 AC

5.2
42 AC

King of Kings
Lutheran Church

4.2
6.5 A

Town of New Windsor

Sch. of District of

10.12
9.6 A

3.222
5.9 AC

3.21
3 AC

15.2
3A

15.1
5A

16

15.3
11A

17

17 4A

3

17

43.5A (C)

10.21
9.6A
Coco-Cola

10.23
3.9A

13.1
6A

13.25

13.21
1.8A

3.221
2A

8.1
1A (C)

1.2

43.3A (C)

2.1

10A

10.22
13A

13.23
5.2A

13.22
4.3A

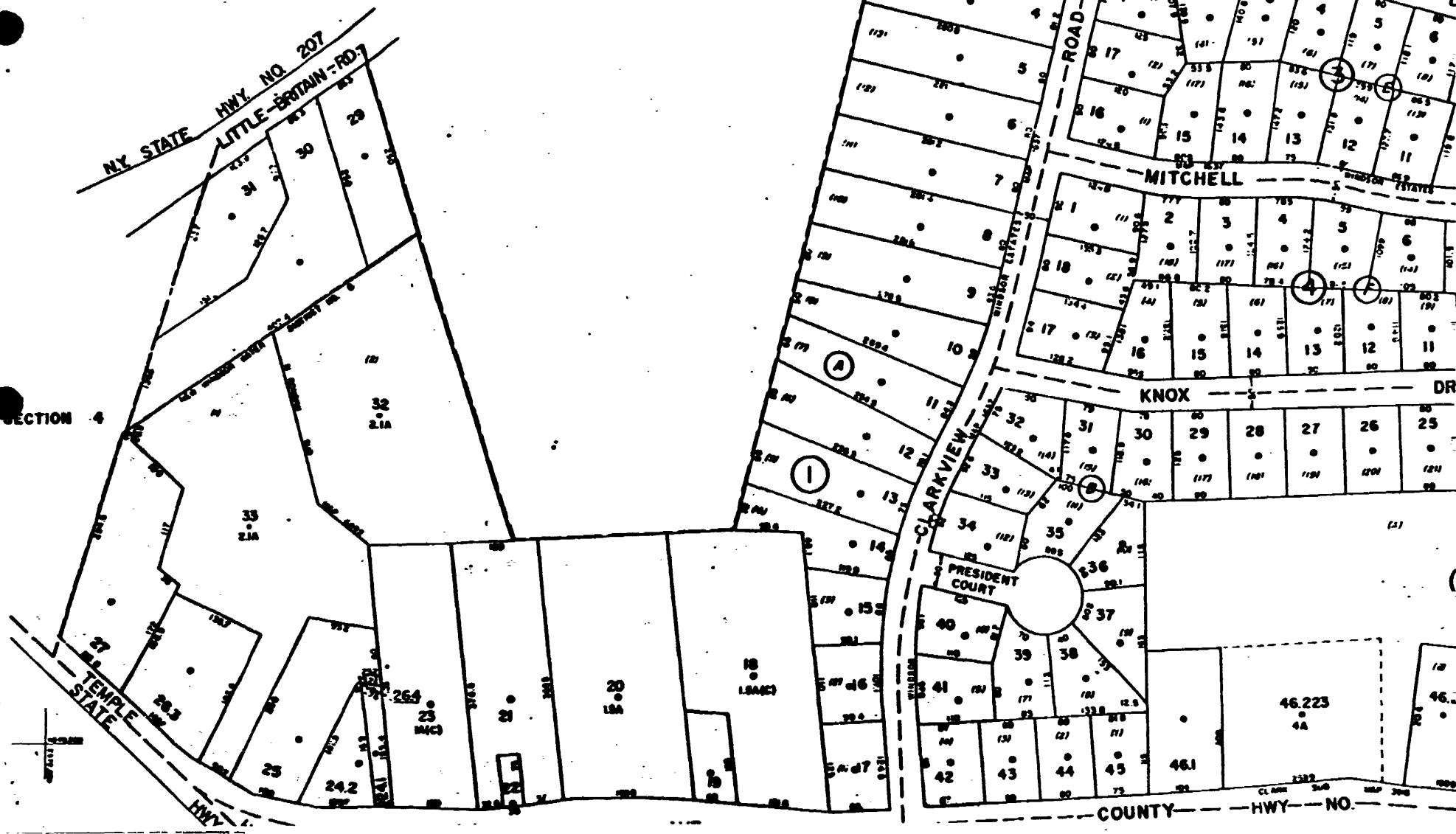
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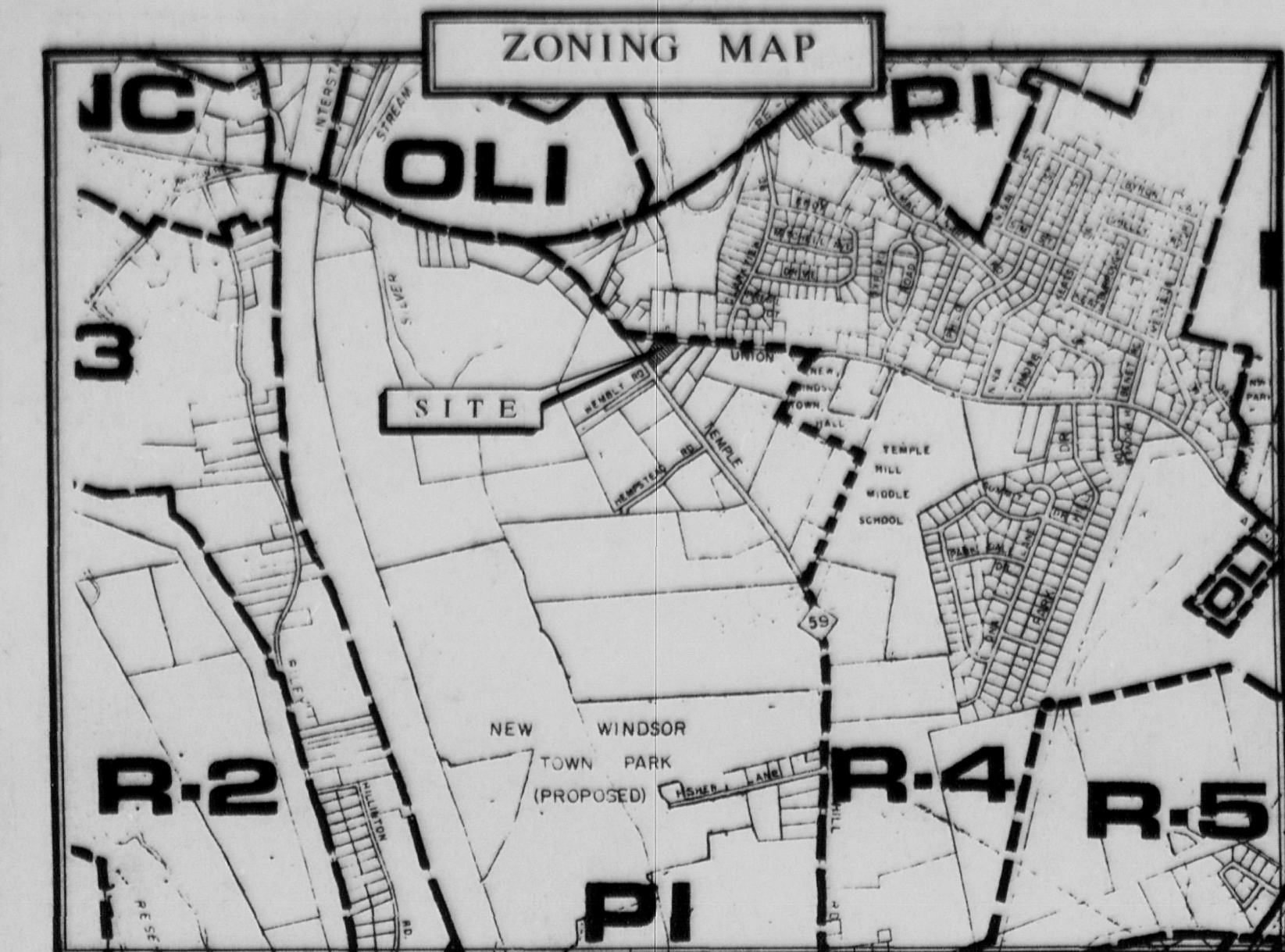
17.8A



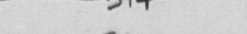
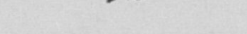
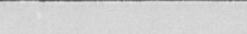
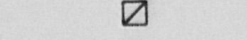
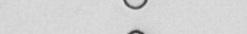
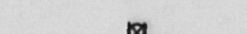
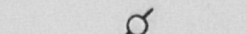
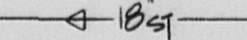
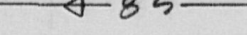
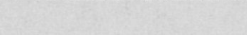
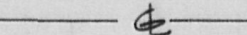
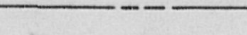
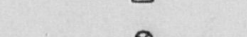
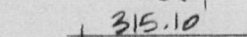

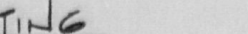

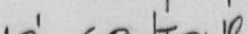
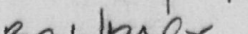

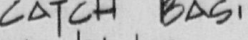
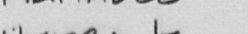
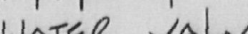
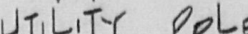
10.3

SCALE: $1'' = 200'$

SECTION





EXISTING	NEW
 2' contour  10' contour  boundary line  catch basin  manhole  hydrant  water valve  utility pole  storm sewer  sanitary sewer  overhead utility line  gas line  property line  monument  gas valve  spot elevation  zone boundary line	 finished contour  storm sewer  catch basin  above-grade hydrant  white pipe  24' sliding chain-link fence gate  swing gate chain-link fence gate  6' high chain link fence  5' high wood spicket fence

ZONING SCHEDULE

X - PERMITS FOR EXISTING CONDITION THAT WOULD NOT CONFLICT TO ZONING.

USE: TOOL RENTAL & STORAGE FACILITY, USE A-17

Zone P1: PLANNED INDUSTRIAL

REQUIRED

EXISTING

MINIMUM LOT AREA

40,000 SF

40,178 SF

MINIMUM LOT WIDTH

150 FT

164 FT

FRONT YARD SETBACK

50 FT

118 FT

SIDE YARD SETBACK

15/40 FT

9'x/46 FT

REAR YARD SETBACK

20 FT

37 FT

MAXIMUM BLDG HEIGHT

6' FT To Usable Lot Lvl = 4.5

20.5' *

MAXIMUM FLOOR AREA RATIO

0.6

0.2

MAXIMUM DEVELOPMENT COVERAGE

N/A

N/A

BUILDING COVERAGE

79.00 %

79.00 %

% OF TOTAL AREA

18.3 %

18.3 %

PAVEMENT COVERAGE (EXISTING & PROPOSED)

17.17% ± 6

17.17% ± 6

% OF TOTAL AREA

4.6 %

4.6 %

PARKING

REQUIRED

PROVIDED

BUILDING USE: 75% Warehouse @

1 PARKING SPACE PER 1000 SF

5,750 SF @ 1000 SF

25% CUSTOMER PICK-UP/OFFICE SPACE

1 PARKING SPACE PER 150 SF

1,975 SF @ 150 SF

TOTAL NO PARKING SPACES

6 SPACES

13 SPACES

19 SPACES

19 SPACES

19 SPACES

PERMITTED ACCESSORY SIGNS

ALLOWABLE: ONE (1) SIGN FACING EACH TRAFFIC STREET FROM WHICH ACCESS IS PROVIDED;

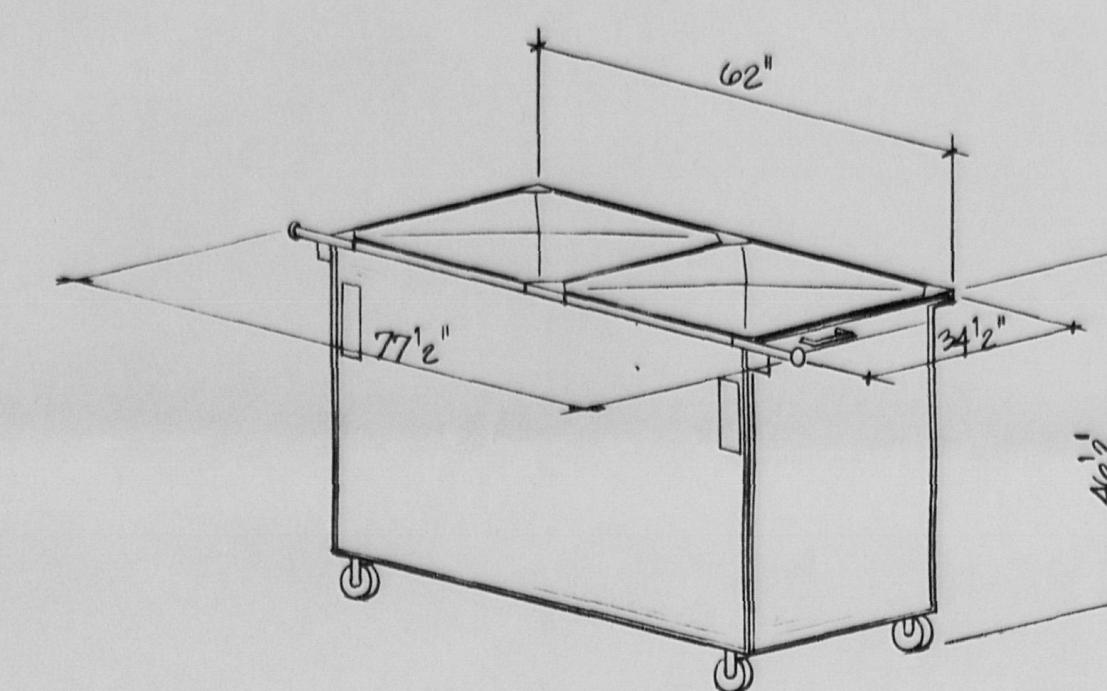
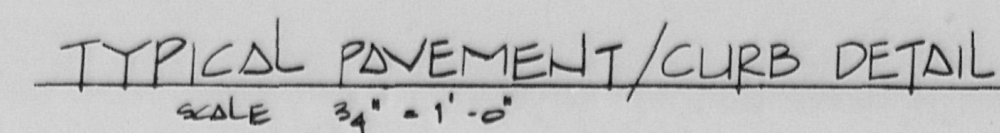
TOTAL (ACCURATE) AREA OF ALL SIGNS NOT TO EXCEED 60 SF.

PROPOSED: 2 SIGNS

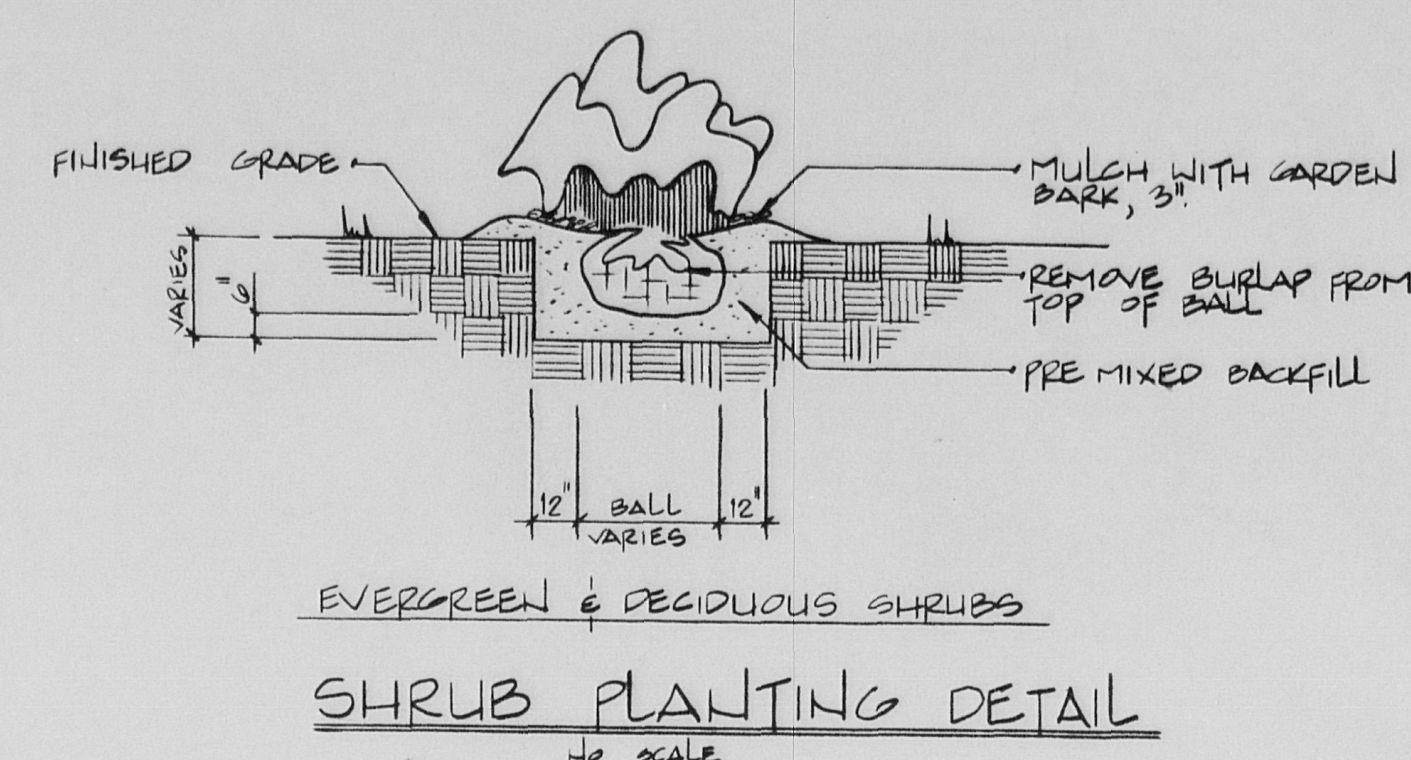
TOTAL AREA NOT TO EXCEED 60 SF.

TOWN OF NEW WINDSOR
PLANNING BOARD APPROVAL

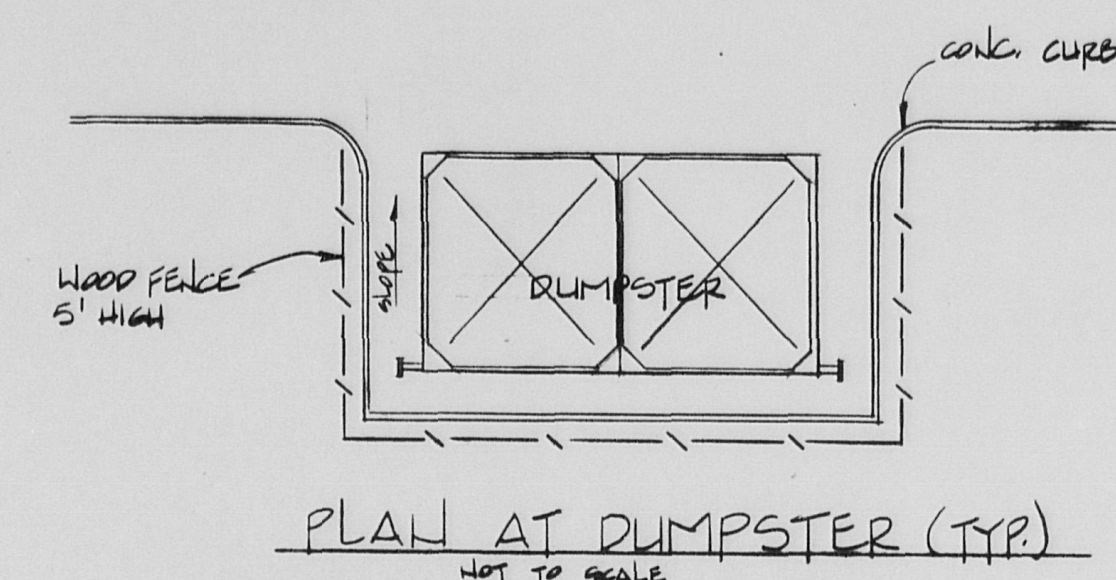
SITE PLAN _____ APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON September 5, 1990
BY Daniel C. McCarville
DANIEL C. MCCARVILLE
SECRETARY



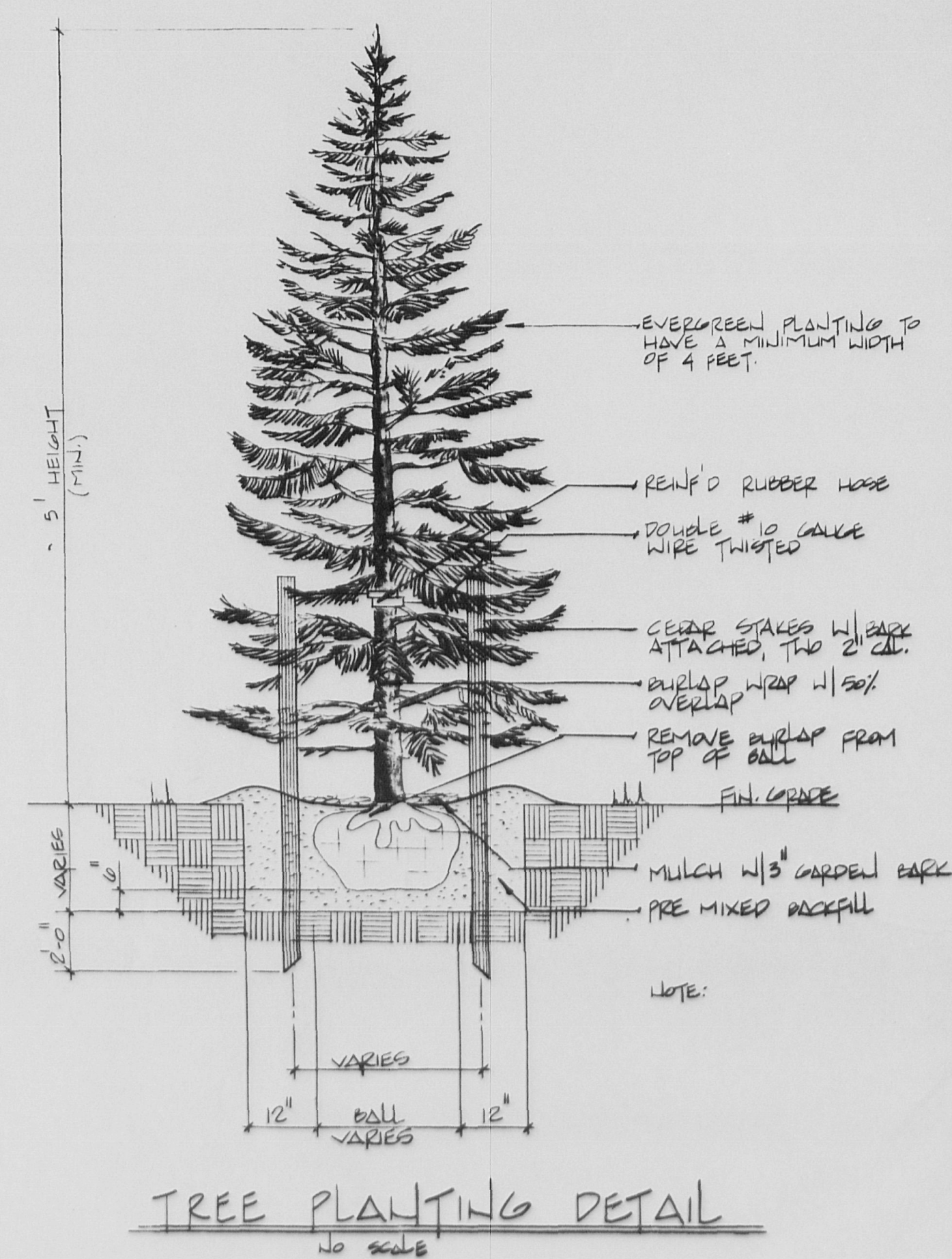
TYPICAL 1 1/2 CU. YDS. DUMPSTER DETAIL
NOT TO SCALE



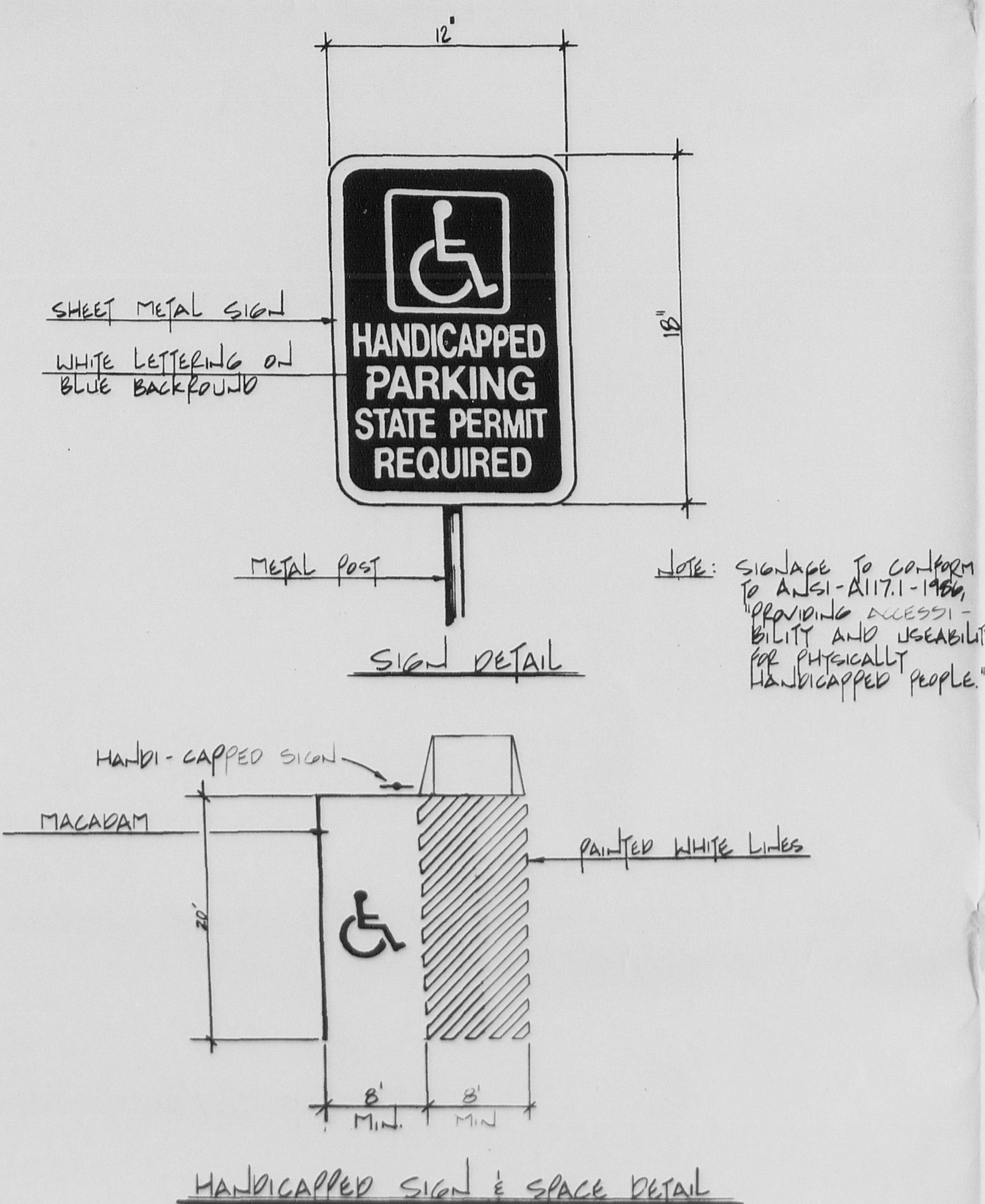
SHRUB PLANTING DETAIL



PLAN AT DUMPSTER (TYP.)
NOT TO SCALE



TREE PLANTING DETAIL



HANDICAPPED SIGN & SPACE DETAIL